

Newthorpe Common, Newthorpe, NG16 2EH

£190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	86
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Home
- Two Double Bedrooms
- Light & Airy Lounge
- Spacious Dining Kitchen
- Downstairs WC & First Floor Bathroom Suite
- Enclosed Low Maintenance Rear Garden
- Off Road Parking & Garage Store
- Close To Amenities
- Great Road & Traffic Links
- Ideal For First Time Buyers & Investors

Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 26406948

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* A NEW LIFE ON NEWTHORPE COMMON! \*\*\* NO CHAIN \*\*\* This CHARMING semi detached home on Newthorpe Common is the perfect place to start your home owning journey or for a buy to let investor looking to buy a solid investment in a sought after area close to many amenities. Coming to the market with NO UPWARD CHAIN, the accommodation comprises in brief; 2 DOUBLE bedrooms, lounge, dining kitchen, rear lobby, downstairs wc and bathroom which is fitted with a three piece suite. Outside, there is a low maintenance garden to the rear, whilst to the front of the property, a driveway provides OFF ROAD PARKING & leads to a timber built GARAGE STORE. A great property that is ready to go, call us today to book your viewing! 0115 938 5577 (Option 2)

\*\*\* AGENT NOTE \*\*\*

Agent Note: The seller has provided us with the following information; The gas boiler is located in the primary bedroom storage cupboard and was last services in 2024.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

Lounge

3.85m (into the bay) x 3.77m (12' 8" x 12' 4") UPVC double glazed bay window to the front, feature fireplace with inset gas fire, fitted storage cupboard and French doors to the dining kitchen.

Dining Kitchen

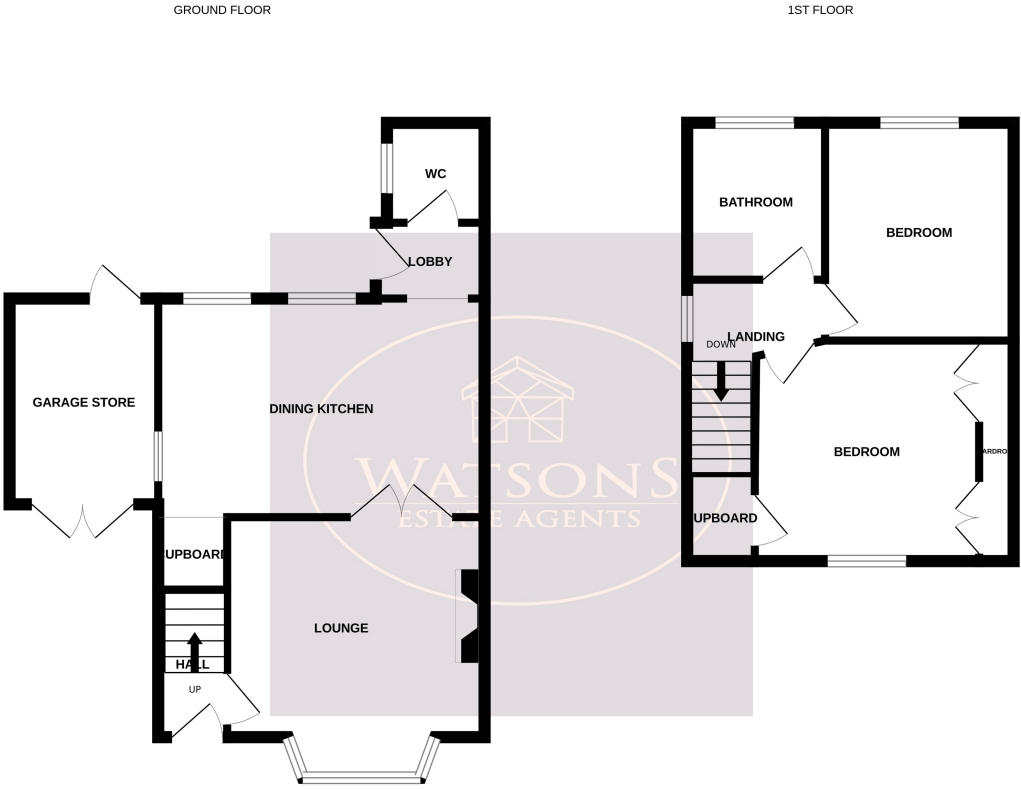
4.86m x 3.21m (15' 11" x 10' 6") A range of matching wall & base units, work surfaces incorporating a 1.5 stainless steel sink & drainer unit. Integrated appliances including, electric oven & gas hob with extractor over. Breakfast bar, plumbing for washing machine, tiled flooring, under stairs storage cupboard, ceiling spotlights and two uPVC double glazed windows to the rear and a uPVC double glazed window to the side. Open plan to the dining area with radiator and door to the rear lobby.

Rear Lobby

Door to downstairs wc and rear garden.

Downstairs WC

Integrated sink wc, tiled walls and obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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First Floor

Landing

Lead lined uPVC double glazed window to the side, access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

3.5m x 3.35m (11' 6" x 11' 0") UPVC double glazed window to the front, fitted wardrobes and over stair storage cupboard with lead lined uPVC double glazed window to the front, boiler and hot water tank.

Bedroom 2

3.24m x 2.71m (10' 8" x 8' 11") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and chrome heated towel rail.

Outside

There is a low maintenance courtyard to the rear, whilst to the front of the property has a driveway that provides off road parking & leads to a timber built garage store.